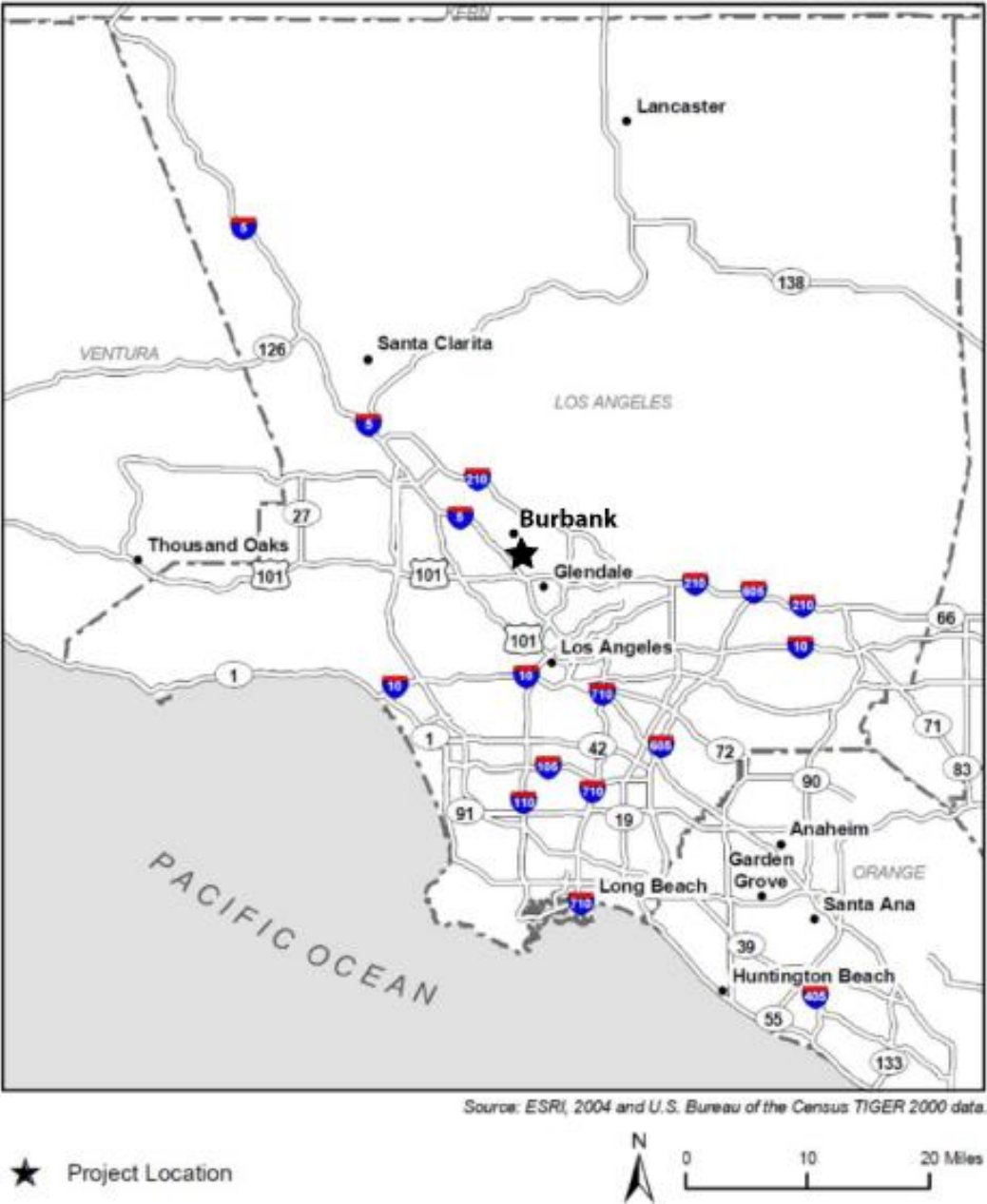


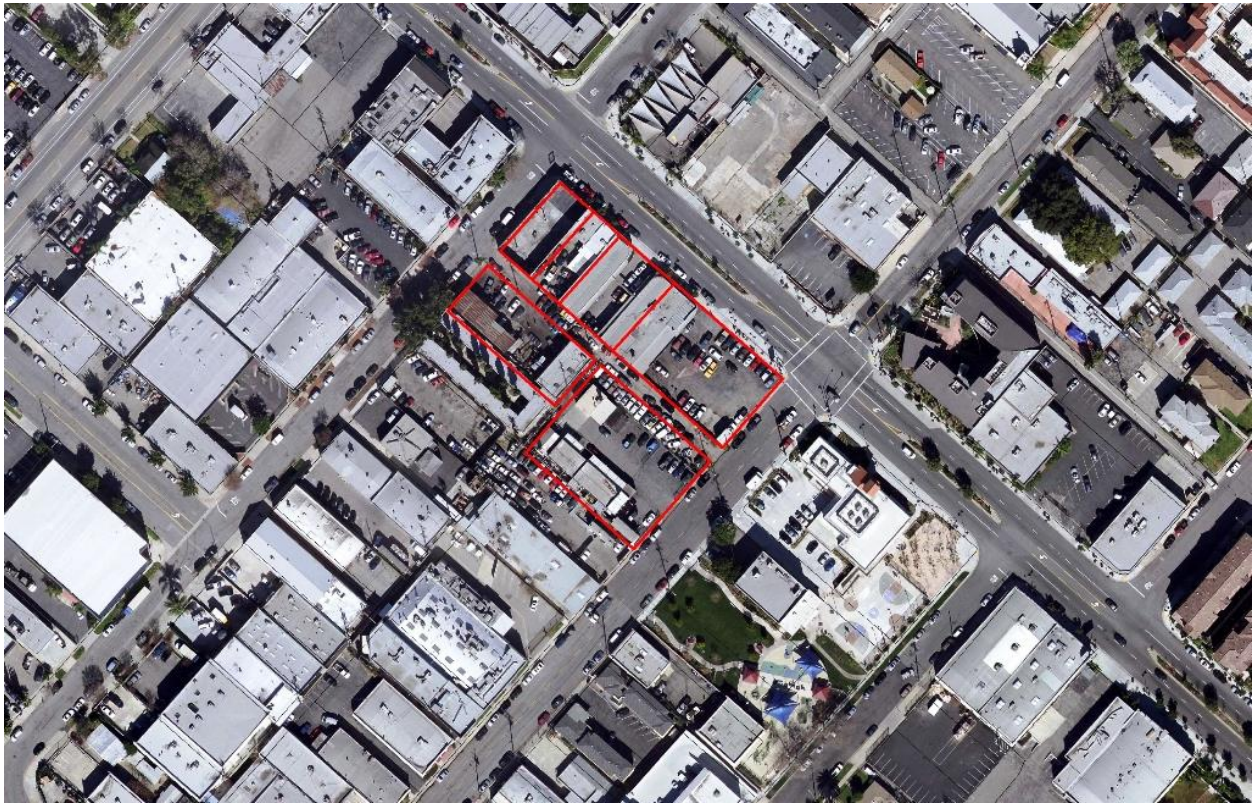
549 South San Fernando Boulevard- Proposed Hotel
Initial Study



Regional Location

Figure 1
City of Burbank

**549 South San Fernando Boulevard- Proposed Hotel
Initial Study**



Aerial View of Site and
Surrounding Uses

Figure 2
City of Burbank



Photo 1 – The site's south San Fernando Blvd frontage, including the corner of South San Fernando Blvd and Providencia Ave



Photo 2 – The site's south San Fernando Blvd frontage, including the corner of south San Fernando Blvd and Santa Anita Ave

Figure 3a



Photo 3 – View of project site looking east from across the street on Santa Anita Ave.



Photo 4 – View of project site looking east from across the street on Providencia Ave.

Figure 3b



Photo 5 – Two-story apartment building at the southeast corner of Providencia Avenue and San Fernando Boulevard.



Photo 6 – Small community park across the street from the subject property on Providencia Avenue.

Figure 3c

GRANDVIEW SUITES HOTEL

R.D. OLSON DEVELOPMENT

549 S. SAN FERNANDO BLVD., BURBANK, CA 91502



JG JOHNSON ARCHITECTS

DEVELOPMENT REVIEW SUBMITTAL

21 MARCH 2013

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DRAWING INDEX

SHEET 01 - COVER SHEET
SHEET 02 - EXISTING SITE SURVEY
SHEET 03 - DEMOLITION PLAN
SHEET 04 - SITE PLAN
SHEET 05 - LOBBY LEVEL PLAN
SHEET 06 - 2ND LEVEL PLAN
SHEET 07 - TYPICAL LEVEL (3RD-5TH) PLAN
SHEET 08 - ROOF PLAN
SHEET 09 - PARKING LEVEL PLAN
SHEET 10 - ELEVATIONS
SHEET 11 - ELEVATIONS
SHEET 12 - SECTIONS
SHEET 13 - OVERALL LANDSCAPE PLAN
SHEET 14 - ENLARGED POOL PLAN
SHEET 15 - IMAGE AND MATERIAL BOARD

PROJECT SUMMARY

Zone - BCCM Burbank Center Commercial Manufacturing Zone

Lot Area - 67,230 SF (1.54 Acre)

Maximum Height = 70'-0"

Proposed Height = 65'-9"

Setbacks

Required / Provided

S. San Fernando Blvd. Required Avg. Setback = 11.2', Provided = 11.2'

E. Santa Anita Ave. Required Avg. Setback = 11.2', Provided = 11.2'

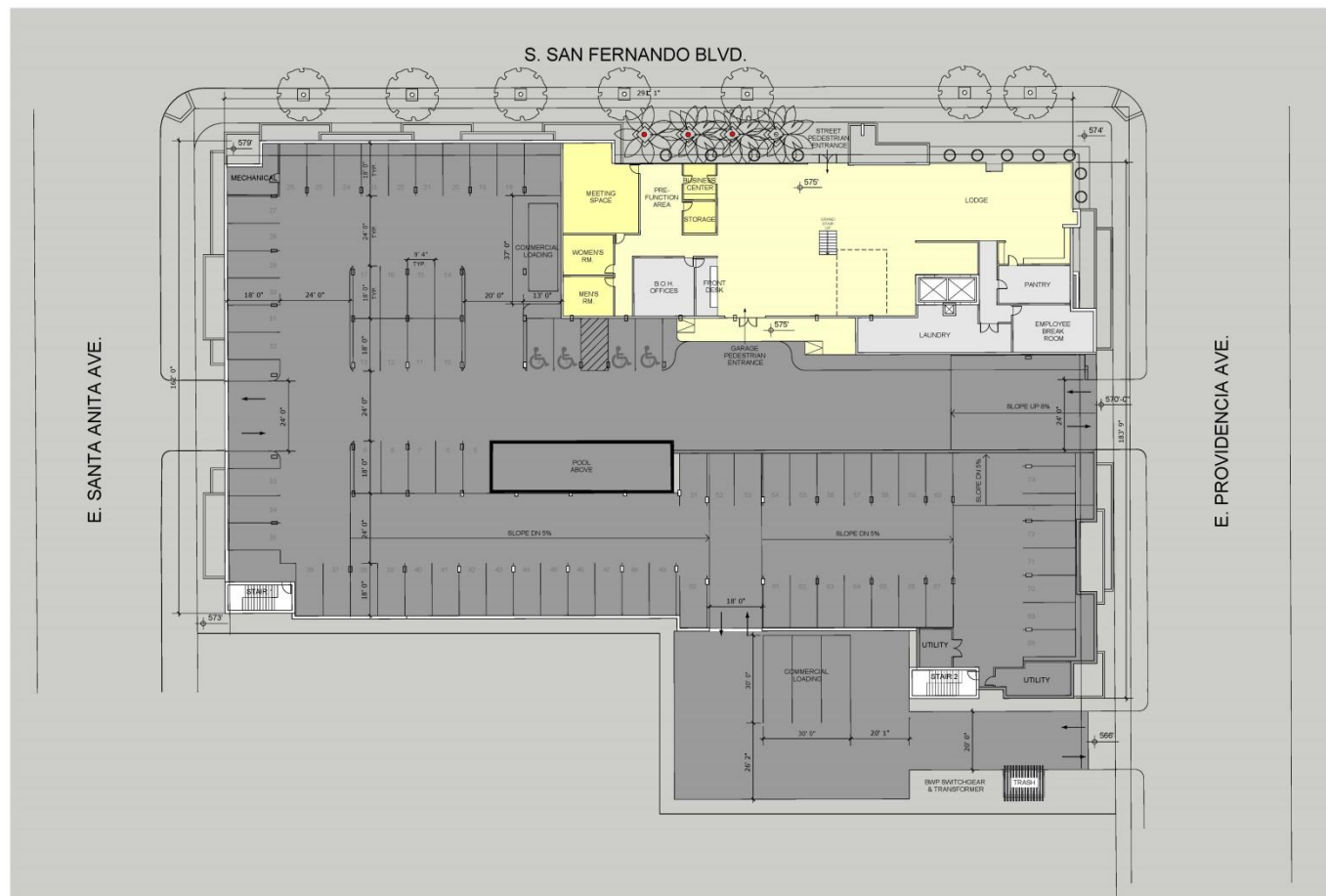
E. Providencia Ave. Required Avg. Setback = 11.2', Provided = 11.9'

Proposed - 170 Guestrooms (4 Levels Type V, over Podium Type I)

King Suite	513 SF	24 Rooms	14%
Double Queen Suite	601 SF	67 Rooms	40%
King Studio	402 SF	71 Rooms	42%
King ADA	402 SF	4 Rooms	2%
Double Queen ADA	601 SF	4 Rooms	2%

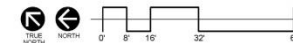


Figure 4b



21 March 2013

LOBBY LEVEL PLAN



Sheet No. 5

GrandView Suites Hotel

549 S. San Fernando Blvd.
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Figure 4c



SAN FERNANDO BLVD. (EAST) ELEVATION



COURTYARD (WEST) ELEVATION

Material Legend

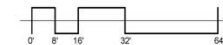
- 1 - Stucco Color 1
- 2 - Stucco Color 2
- 3 - Stucco Color 3
- 4 - Stucco Color 4
- 5 - Stucco Color 5
- 6 - Stucco with articulated control joints
- 7 - Porcelain Tile
- 8 - Aluminum Storefront
- 9 - Vinyl Window
- 10 - Mechanical Louvers
- 11 - Balcony Railing
- 12 - Canopy
- 13 - Perforated Metal Screens
- 14 - "Greenscreen" Wall
- 15 - Trash Enclosure

21 March 2013

ELEVATIONS

GrandView Suites Hotel

549 S. San Fernando Blvd.
Burbank, California 91502



Sheet No. 10

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Figure 4e



SANTA ANITA AVE. (NORTH) ELEVATION

Material Legend

- 1 - Stucco Color 1
- 2 - Stucco Color 2
- 3 - Stucco Color 3
- 4 - Stucco Color 4
- 5 - Stucco Color 5
- 6 - Stucco with articulated control joints
- 7 - Porcelain Tile
- 8 - Aluminum Storefront
- 9 - Vinyl Window
- 10 - Mechanical Louvers
- 11 - Balcony Railing
- 12 - Canopy
- 13 - Perforated Metal Screens
- 14 - "Greenscreen" Wall
- 15 - Trash Enclosure



PROVIDENCIA AVE. (SOUTH) ELEVATION

Signage Calculations

BCOM Zone - Corner Parcel
3 SF for each linear foot of narrowest street frontage plus 1 SF for each linear foot of other street frontage.

S. San Fernando Blvd. Frontage = 291'-4"
E. Santa Anita Ave. Frontage = 162'-0"
E. Providencia Ave. Frontage = 183'-9"

Allowable Signage
(162' x 3) + (291' x 1)
486 SF + 291 SF = 777 SF

Proposed Building Signage

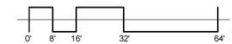
Sign 1 at S. San Fernando Blvd. Elev. = 70 SF
Sign 2 at E. Santa Anita Ave. Elev. = 69 SF
Sign 3 at E. Providencia Ave. Elev. = 69 SF
Total = 208 SF

ELEVATIONS

21 March 2013

GrandView Suites Hotel

549 S. San Fernando Blvd.
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Sheet No. 11

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Figure 4f

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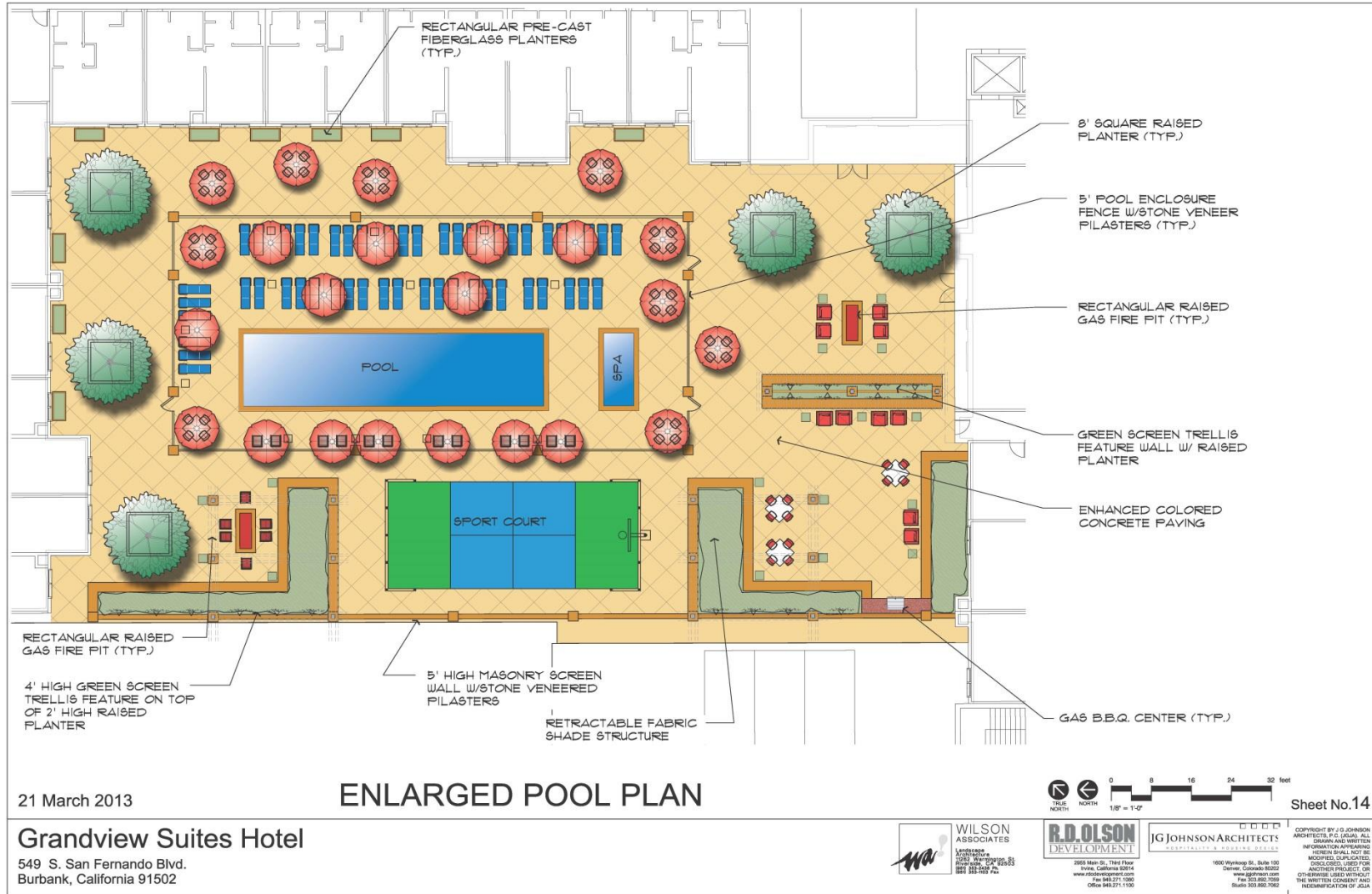


Figure 4g

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